THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074859** BILL GARRETT, Davidson County Trans:T20150072232 DEEDWARR Recvd: 08/26/15 08:37 2 pgs Fees:13.00 Taxes:1167.35 20150826-0086166	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,500.00. Affiant Subscribed and sworn to before me, this 24th day of August, 2015. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Peter Swan and Abigail Swan 1710 HANOVER RD Nashville TN 37216-3406	Send Tax Bills To: **CMG Mortgage, Inc.** **3160 Crow Canyon Road, Suite 400** **San Ramon, CA 94583**	Tax Information: Tax Parcel ID No. 072-12-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan Fox, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter D. Swan and Abigail Swan, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the West 35 feet of Lot No. 85 and the East 22-1/2 feet of Lot No. 86 on the plan of Waters Place, of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alan Fox by Warranty Deed from First Jordan, FLP, as Trustee of The 1710 Hanover Road Trust, recorded on the 12th day of June, 2013 in Instrument No. 20130612-0060104, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WATERS PLACE, as recorded in Plat Book 332, Page(s) 136 and 137.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1710 HANOVER RD Nashville TN 37216-3406

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 24th DAY OF AUGUST, 2015.

Alan Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN FOX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018